

106.0

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0004.C

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,338,300 / 1,338,300

ASSESSED:

1,338,300 / 1,338,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WINDMILL LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LYNE PAUL	
Owner 2: PURCELL ISABELLA	
Owner 3:	

Street 1: 16 WINDMILL LN	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: PURCELL ISABELLA -	
Owner 2: -	

Street 1: 16 WINDMILL LN	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains 9,003 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2003, having primarily Clapboard Exterior and 3916 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	9003	Sq. Ft.	Site	0	70.	0.77	4				483,062						483,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9003.000	855,200		483,100	1,338,300		255018
Total Card	0.207	855,200		483,100	1,338,300	Entered Lot Size	GIS Ref
Total Parcel	0.207	855,200		483,100	1,338,300	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	341.75	/Parcel: 341.7	Land Unit Type:	Insp Date

09/20/18	09/20/18
14777!	
PRIOR ID #1: 67812	
PRIOR ID #2:	
PRIOR ID #3:	
PRIOR ID #1:	
PRIOR ID #2:	
PRIOR ID #3:	
PRINT	
Date	Time
12/11/20	04:35:22
LAST REV	
Date	Time
10/23/18	15:39:15
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		Parcel ID	Notes	Date					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PURCELL ISABELL	1534-144	1	9/28/2018	Convenience		1	No	No	
LYNE PAUL & PUR	1534-143	1	9/28/2018	Convenience		1	No	No	
FALLON KEVIN J/	1444-45		10/25/2013		1,021,000	No	No		
FRIEDELL MARK-	1308-79		9/16/2005		930,000	No	No		
FRIEDELL MARK-	1103-73		11/6/1992	Family		1	No	No	SUBDIVISION 11/06/2002

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2002	1005	New Buil	325,000	C		G5	GR FY05	

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Info At Door	BS	Barbara S
6/1/2009	Info At Door	189	PATRIOT
12/29/2005	MLS	MM	Mary M
4/26/2004	External Ins	BR	B Rossignol
3/17/2004	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

